

**MINUTES OF THE WORK SESSION OF THE PLANNING BOARD OF THE VILLAGE OF IRVINGTON HELD IN THE RECREATION CENTER, VILLAGE OF IRVINGTON, ON TUESDAY, FEBRUARY 27, 2001.**

**Members Present:** Peter Lilienfield, Chairman  
Jay Jenkins, Secretary  
Patrick Natarelli

**Members Absent:** William Hoffman

**Also Present:** Edward P. Marron, Jr., Building Inspector  
Florence Costello, Planning Board Clerk  
Mary Beth Dooley, Environmental Conservation Board  
Charles Pateman, Padraic Steinschneider & other  
Representatives of Westwood Development Associates  
J&L Reporting Service  
Donald P. Marra, Irvington Public Schools  
Members of the Public.

The Chairman called the Work Session to order at 8:00 p.m.

The purpose of the Work Session was to review the 38 proposed lots in the Westwood Project and, in particular, to examine the building envelopes and limits of disturbance set for the lots. A complete stenographic record was made of the proceedings.

Mr. Donald Marra, representing the Irvington School Board, advised the Planning Board that the plans for the new school construction are being reviewed by the State Department of Education and that the School Board anticipates some construction on parking areas, driveways and other infrastructure to begin in late June, 2001.

The Applicant described in general terms how they designated the building envelopes and limits of disturbance for each lot and acknowledged that the limits of disturbance are in most cases set to be very tight for preliminary site plan approval to allow the Planning Board to have control over requests for modifications to those limits. The Board reiterated its position that modifications to the limits of disturbance and the building envelope could occur at the time of final site plan approval, but only for cause.

The Board proceeded with a lot-by-lot review and noted the following, ("LD" means limits of disturbance; "BE" means building envelope and "ZE" means zoning envelope):

**Tract A**

**Lot Number(s)**

1 – 5

**Comments**

BE follows conservation easement, with the LD moved up from

	the easement.
Lot 3	LD pushes beyond ZE to allow for grading.
Lots 3, 4 and 5	Reduced front yards requested.
Lot 6	Reduced front yard requested.
Lots 7 & 8	Redesigned per previous comments.
Lot 9	Need waiver on frontage.
Lots 10,11,12	BE = ZE
Lot 13	Reduced frontage requested. BE is about ½ of ZE to accommodate a vehicular turnaround near the Tishelman property.
Lot 14	No comment.
Lot 15	Reduced front yard requested due to rear topography.
Lot 16	Emergency connector to Augusto; BE inside ZE. Reduced frontage requested.

\* Applicant has noted pools anticipated solely for Lots 5,6,7,8,9,11, and 12, with remainder of lots on Tract A considered too small or otherwise constrained to permit pools. Approvals for pools will need to be obtained as part of Site Development Plan Approval for each individual lot. All pools to be placed within Building Envelope. Tract A roads will be private with public access (subject to vehicular and pedestrian signage) with easements from the Homeowner's Association to the Village and the public.

### **Tract B**

Lot 17	ZE > BE
Lot 18	ZE = BE (subject to shaping around trees).
Lots 17 & 18	Emergency access right of way redesigned to be outside of individual lot lines; it will either be part of the Home Owners Association or will be dedicated to the Village, with a decision to be made prior to filing of the plat.
Lot 19	ZE = BE (with a small exception).
Lot 20	ZE = BE (except for knoll carve-out)
Lots 21 & 22	Reduced frontage requested.
Lots 23 & 24	Backyards lead to wetlands. Need modification to front setback to push building away from wetlands.
Lot 25	Reduced frontage requested.
Lot 26	ZE = BE
Lot 27	Reduced frontage requested. Board requested tightening of rear building envelope to move improvements away from gorge.
Lot 28	ZE > BE. Planning Board recommended additional landscaping along road frontage.
Lot 29	ZE > BE; need extra landscaping. Difficult pool placement.

\*The gate on Tracts B, C, and of the emergency access along Marshall's Pond is to be within Village right-of-way.

**Tract C**

Lot 30

ZE = BE

Lots 31 – 33

No comments. Applicant indicated that all lots comply with the modified minimum side yards and combined side yards and combined side yard requirements agreed to by applicant at time Board considered applicability of Remedial Legislation. Board requested that buildings and limits of disturbance be pulled back from rear property line as far as possible to minimize impact on gorge.

Lot 34 & 35

Applicant requested ability to place pools, tennis courts or the like in setback from compost facility. Planning Board indicated it would consider, but noted that this seemed to contradict intent of maximizing distance from compost facility in order to minimize future complaints.

Lots 36 – 38

Drainage of pools issue and affect on wetlands.

Applicant indicated that all lots on Tracts B and C, with the exception of 23, 24, and 30, could accommodate pools (See further comments on individual lots, above). Approvals for pools will need to be obtained as part of Site Development Plan Approval for each individual lot. All pools to be placed within Building Envelope.

Respectfully submitted,

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Jay Jenkins, Secretary